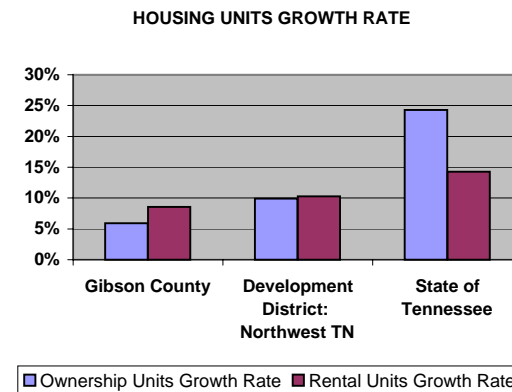
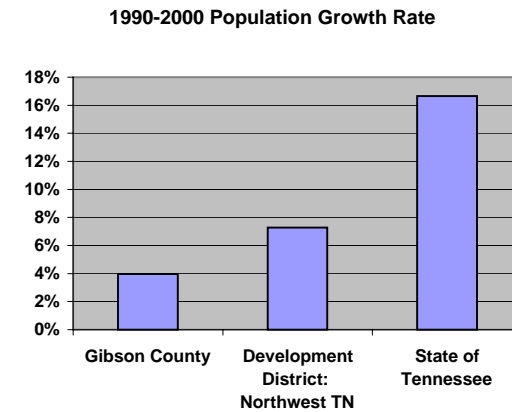


Population and Housing Market Profiles: Gibson County

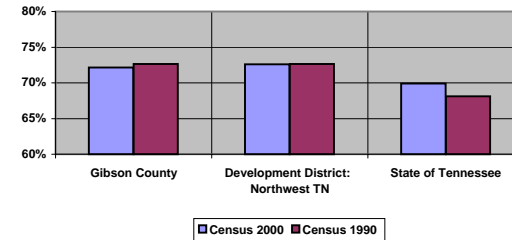
	Gibson County	Development District: Northwest TN	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	48,152	252,389	5,689,283
<i>1990-2000 Population Growth Rate</i>	4.0%	7.3%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	9,605	31,395	953,349
<i>1990-2000 Growth Rate</i>	7.4%	8.9%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	132	1,293	73,505
<i>1990-2000 Growth Rate</i>	116.4%	133.0%	130.9%
Hispanic population			
<i>Census 2000</i>	540	3,748	123,838
<i>1990-2000 Growth Rate</i>	198.3%	287.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	14,086	73,140	1,561,363
<i>Ownership Units Growth Rate</i>	5.9%	9.9%	24.3%
<i>Owner Market Vacancy rates</i>	1.5	1.4 to 3.2	2.0
Rental Units			
<i>Census 2000</i>	5,432	27,613	671,542
<i>Rental Units Growth Rate</i>	8.6%	10.3%	14.3%
<i>Renter Market Vacancy rates</i>	8.1	8.1 to 13.9	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	37.4%	30.9%	25.4%
<i>Percent of units built after 1990</i>	14.6%	18.6%	23.5%



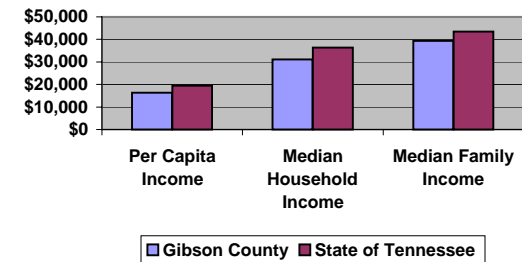
Population and Housing Market Profiles: Gibson County

	Gibson County	Development District: Northwest TN	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	72.2%	72.6%	69.9%
<i>Census 1990</i>	72.7%	72.7%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	54.4%	53.1%	50.5%
<i>Census 1990</i>	56.1%	54.8%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	70.0%	33.1%	50.3%
<i>Census 1990</i>	55.0%	31.0%	45.1%
Hispanic			
<i>Census 2000</i>	44.2%	36.3%	35.8%
<i>Census 1990</i>	56.1%	57.0%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$16,320	\$10,794 to \$17,409	\$19,393
<i>Median Household Income</i>	\$31,105	\$21,995 to \$32,788	\$36,360
<i>Median Family Income</i>	\$39,318	\$30,339 to \$40,533	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	59%	N/A	58%
<i>Median Household Income</i>	49%	N/A	47%
<i>Median Family Income</i>	54%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	6,035	35,940	746,789
<i>Families below Poverty Level</i>	1,288	7,964	160,717
<i>% of Persons below Poverty Level</i>	12.8%	14.8%	13.5%

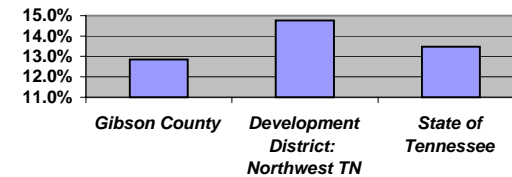
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



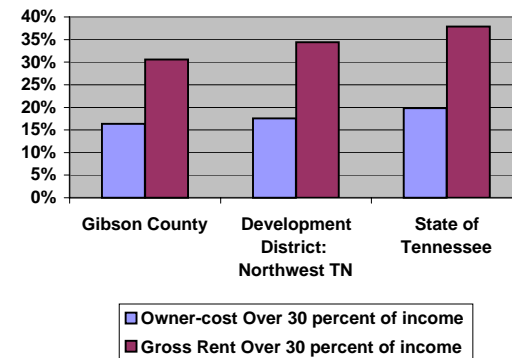
% of Persons below Poverty Level



Population and Housing Market Profiles: Gibson County

	Gibson County	Development District: Northwest TN	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$66,300	\$53,000 to \$75,800	\$93,000
<i>1990-00 increase in home value</i>	70.9%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	16.3%	17.6%	19.9%
<i>Owner-cost Over 35 percent of income</i>	13.5%	13.3%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$398	\$287 to \$424	\$505
<i>1990-00 increase in Gross Rent</i>	46.9%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	30.6%	34.4%	37.9%
<i>Gross Rent Over 35 percent of income</i>	23.9%	26.8%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	98	499	14,340
<i>Lacking complete kitchen facilities</i>	89	522	13,324
<i>Over crowding (over 1 person per room)</i>	459	2,327	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	39.7%	43.5%	52.1%
<i>Utility Gas</i>	50.8%	43.1%	36.0%
<i>Bottled or LP Gas</i>	6.6%	9.9%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	17.7%	18.3%	20.7%
<i>Moved into the unit in 1995 or later</i>	42.0%	44.6%	49.6%
<i>Moved into the unit in 1990 or later</i>	57.6%	60.4%	65.7%
Mobile Home Units (2000 Census)			
	2,249	18,369	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

